

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

(714)543-8419
(714)558-7459 Fax
email: dws4law@pacbell.net

FOR COURT USE ONLY

In re: Widya Susanto

NOTICE OF SALE OF ESTATE PROPERTY

Debtor(s).

Sale Date: December 17, 2013

Time: 2:30 P.M.

Location: Ronald Reagan Fed. Bldg. 411 W. Fourth St., 5th Floor, Ctrm 5D, Santa Ana, CA 92701

Description of property to be sold: Realty and all improvements thereon of that four-plex property commonly described as 157 S. Wayfield, Orange, CA 92866

Proposed sale price: \$775,000

Overbid procedure (if any): The first overbid shall be \$10,000; in other words, the first overbid offer must be \$785,000. Each overbid thereafter shall be no less than \$1,000. All offers must pre-qualify financially and submit a \$20,000 cashier's check.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

December 17, 2013, 2:30 P.M. in Ctrm 5D,
Ronald Reagan Federal Bldg. and U.S. Courthouse
411 W. Fourth Street, 5th Floor
Santa Ana, CA 92701

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Clarence Yoshikane, agent for Chapter 7 Trustee:
(714) 606-5765, Mobile.
email: Clarence.Yoshikane@gmail.com
2405 McCabe Way, Suite 100
Irvine, CA 92614.

Date: 11/22/2013

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

Law Offices of Donald W. Sieveke
1113 N. Spurgeon Street
Santa Ana, CA 92701

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) 11/22/2013, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:
SEE ATTACHED SERVICE LIST

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) 11/22/2013, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Judge C. Bauer, USBC Santa Ana, 411 W. Fourth St., Ste. 5153, Santa Ana, CA 92701
and

SEE ATTACHED SERVICE LIST FOR LIST OF ALL CREDITORS SERVED BY U.S. MAIL ON 11/22/2013

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

N/A

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

11/22/2013
Date

SHANNON A. KING
Printed Name

/s/ Shannon A. King
Signature

Michael D Finley michaelfinleylaw@gmail.com
Michael R Gonzales lbcecf@bvwlaw.com;david.tith@buckleymadole.com
Richard A Marshack (TR) pkraus@marshackhays.com, rmarshack@ecf.epiqsystems.com
Richard A Marshack (TR) pkraus@marshackhays.com, rmarshack@ecf.epiqsystems.com
Christina J O christinao@mclaw.org, erica@mclaw.org
Brian A Paino ecfcacb@piteduncan.com
Donald W Sieveke ibmoola@yahoo.com
Donald W Sieveke ibmoola@yahoo.com
United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov

PARTIES SERVED BY U.S. MAIL:

Widya Susanto and Susana Tani 6140 E. Wimbledon Court Orange, CA 92869	Bank of America Attn: General and/or Managing Agent P.O. Box 982238 El Paso, TX 79998	Children's Hospital Orange Cty Attn: General and/or Managing Agent 455 S. Main St. Orange, CA 92868
Financial Fitness, LLC Trustee of the Anrija Family Trust c/o Ward Hanigan, Agent for Process 4569 A Mission Gorge Pl. San Diego, CA 92120	Bank of America Attn: General and/or Managing Agent 4161 Piedmont Parkway Greensboro, NC 27410	Citicard Attn: General and/or Managing Agent P.O. Box 44180 Jacksonville, FL 32231
710, 712 and 714 Watson St LLC Attn: General and/or Managing Agent 1600 Standard Plaza 1100 S. W. Sixth Ave. Portland, OR 97204	Bank of America Attn: General and/or Managing Agent PO BOX 15026 Wilmington, DE 19850	CMRE Financial Services Inc Attn: General and/or Managing Agent 3075 Imperial Highway Brea, CA 92821
AAA Card Attn: General and/or Managing Agent PO Box 15715 Wilmington, DE 19808	Bank of America (RCI Elite) Attn: General and/or Managing Agent PO Box 15721 Wilmington, DE 19886	Deutsche Bank National Trust Co c/o Aztec Foreclosure Corp Attn: General and/or Managing Agent 3300 N. Central Ave. #2200 Phoenix, AZ 85012
Amex Attn: General and/or Managing Agent BOX 0001 Los Angeles, CA 90096	Capitol One Attn: General and/or Managing Agent PO Box 85167 Richmond, VA 23285	Discover Attn: General and/or Managing Agent PO Box 6103 Carol Stream, IL 60197
Asset Acceptance, LLC Attn: General and/or Managing Agent P.O. Box 2036 Warren, MI 48090	CCCI Lake Forest LLC Attn: General and/or Managing Agent 5976 W LAS POSITAS BLVD Suite 202 Pleasanton, CA 94588	FIA Card Services, N.A> Attn: General and/or Managing Agent 4161 Piedmont Parkway NC4 105 03 14 Greensboro, NC 27410
Asset Acceptance, LLC Attn: General and/or Managing Agent P.O. Box 1630 Warren, MI 48090	Chase Attn: General and/or Managing Agent P.O. Box 42696 Columbus, OH 43224	G. Emmett Raitt, Jr. The Raitt Law Firm Attn: General and/or Managing Agent 4199 Camus Drive #550 Irvine, CA 92612
AWA Collect Attn: General and/or Managing Agent P.O. Box 6605 Orange, CA 92613	Chase Attn: General and/or Managing Agent PO Box 94014 Palatine, IL 60094	Home Depot Attn: General and/or Managing Agent PO Box 6029 The Lakes, NV 88901
Aztec Foreclosure Corporation Attn: General and/or Managing Agent 3300 N. Central Ave. #2200 Phoenix, AZ 85012	Chase Attn: General and/or Managing Agent P.O. Box 24696 Columbus, OH 43224	

Internal Revenue Service
Attn: General and/or Managing Agent
PO Box 7346
Philadelphia, PA 19101-7346

JP Morgan Chase Bank, NA
Attn: General and/or Managing Agent
700 Kansas Lane, MC 8000
Monroe, LA 71203

Michael B. Johnson, Esq.
Attn: General and/or Managing Agent
3710 Rawlins, Suite 1600
Dallas, TX 75219

National Title Clearing
Attn: General and/or Managing Agent
2100 Alt. 19 North
Palm Harbor, FL 34683

Nationwide Credit Recovery
Attn: General and/or Managing Agent
7373 University Avenue
La Mesa, CA 91942

Nordstrom
Attn: General and/or Managing Agent
PO Box 79137
Phoenix, AZ 85062

Northwest Trustee Services Inc
Attn: General and/or Managing Agent
1241 E. Dyer Road, Suite 250
Santa Ana, CA 92705

OneWest Bank
Attn: General and/or Managing Agent
6900 Beatrice Drive
Kalamazoo, MI 49009

T.D. Service Company
Attn: General and/or Managing Agent
1820 E. First Street #210
P.O. Box 11988
Santa Ana, CA 92711

Wells Fargo Bank, N.A.
Attn: General and/or Managing Agent
P.O. Box 31557
Billings, MT 59107

**PARTIES SERVED BY
CERTIFIED MAIL:**

Secured Creditor:
Bank of America, N.A.
Attn: Brian T. Moynihan, CEO
100 North Tryon St.
Charlotte, NC 28202

Secured Creditor:
Wells Fargo Bank, N.A.
Attn: John G. Stumpf,
Chairman, CEO
101 N. Phillips Ave.
Sioux Falls, SD 57104